

**TOWN OF ROCKY HILL  
PLANNING & ZONING COMMISSION  
AGENDA OF  
REGULAR MEETING OF WEDNESDAY, AUGUST 15, 2007**

**Town Hall, Council Room, Second Floor, 761 Old Main St., Rocky Hill, CT 06067**

**1. CALL TO ORDER AT 7:00 P.M.**

**2. PUBLIC**

**3. ADOPT THE AGENDA**

**4. CONSENT AGENDA**

A. Approve Minutes and Working Notes from July 18, 2007

B. Approve a Bond Reduction Request, **Meredith Corporation**, for improvements associated with the construction of a broadcasting studio and other site work at 333 Capital Boulevard in a OP- Office Park Zoning District;

C. Set a public hearing date, on September 19, at 6:45 p.m, to call a portion of the bond on the Highland Ridge Subdivision, **Town of Rocky Hill**, to pay for fencing around detention basin at the north end of Autumn Circle in a R-20 Residential Zoning District; (request by abutting property owner)

**5. AGENDA ITEMS**

A. Discussion/Review of Soil Removal Permit #72-1, **Russo Brothers** (John Russo Trustee) – drainage issue;

B. Site Plan Modification, **Arch II Sports Bar & Grill**, proposing 6 tables of outdoor dining and associated improvements, for property located at 632 Cromwell Avenue in a C-Commercial Zoning District; (Present: all except Lindenberger; tabled from 7/18/07 )

C. Site Plan Application, **Winstanley Enterprises, LLC**, proposing WinBrook II Business Park, two office/warehouse buildings, being 67,200 and 27,600 square feet respectively, and associated site improvements on the north side of Brook Street in a OP-Office Park Zoning District, Assessors Map 35, Block 3, Lot 4. ( Present: all except Lindenberger; tabled from 7/18/07)

D. Site Plan Modification, **Carl Hayn, Jr.**, for existing concrete pad, dumpster, drainage and outdoor storage area for property located at 51 Inwood Road in a BP- Business Park Zoning District:

E. Site Plan/Special Permit Application, **Stellar**, proposing a distribution facility , to be phased of approximately 788,206 square feet and associated improvements located on the south side of Brook Street on 92 acres +/- in a BP-Business Park Zoning District; (Public Hearing 8/13/07)

F. Proposal by the **Town of Rocky Hill** to rename and incorporate Clearview Avenue into Lakeview Avenue for safety reasons/emergency response and practicality, streets are located in the “Lake Avalon” neighborhood in a R-20 Residential Zoning District:

**5. ANY OTHER BUSINESS**

**6. SUB-COMMITTEE REPORTS**

- A. Regulation, Chair Tony DiLorenzo
- B. Signage, Chair Tony Colandrea

**7. COMMUNICATIONS**

**8. APPROVE BILLS**

**9. ADJOURN**

Dated in Rocky Hill, CT this 2nd day of August, 2007

Rocky Hill Planning and Zoning Commission  
Anthony DiLorenzo, Secretary